



January 2016

Official HOA Newsletter for Lakeshore

Volume 2, Issue 1

WELCOME TO THE LAKESHORE REPORT

*A Newsletter
for the Lakeshore
Residents*

The Lakeshore Report is a monthly newsletter mailed to all Lakeshore residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at www.PEELinc.com. Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via Peelinc.com to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

COMMUNITY CALENDAR

JANUARY 12, 2016 7:00PM
COMMUNITY CRIME WATCH MEETING

*Please view our website (www.lakeshoretexas.org) for
more details about this event.*

THE LAKESHORE REPORT

IMPORTANT NUMBERS

LAKESHORE COMMUNITY ASSOCIATION BOARD OF DIRECTORS CREST MANAGEMENT CO.

Community Manager

..... Liz.Trapolino@crest-management.com
..... 281-579-0761

Clubhouse Manager

..... lakeshore-ca@sbcglobal.net
..... 281-458-3345

EMERGENCY INFORMATION FIRE, MEDICAL OR LIFE THREATENING

Emergency

..... 9-1-1
Constable Dispatch 281-376-3472
Humble ISD Police (Schools) 281-641-7900
Harris County Animal Control 281-999-3191
Texas Poison Control Center 800-222-1222

UTILITIES

Electric, (multiple providers) www.powertochoose.org
Power Outages 713-207-7777
Street Light Outages 713-207-2222
U.S. Water Utility Group 832-756-2143
Gas, Centerpoint Energy 713-659-2111

SCHOOLS

..... 281-641-1000
..... www.humble.k12.tx.us
Lakeshore Elementary 281-641-3500
Woodcreek Middle School 281-641-5200
Summer Creek High School 281-641-5400

NEWSLETTER PUBLISHER

Peel, Inc 888-687-6444
Article Submission grandlakeestates@peelinc.com
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COMMITTEE INFORMATION

Community Watch

George Casellas gcasellas@att.net

Garage Sales

Lakeshore Clubhouse: lakeshore-ca@sbcglobal.net

Landscape Committee

Rex Spikes: rexspikes@sbcglobal.net

Pool Committee

Harry Rockwood: hrockwood@aol.com

Social Committee

Elna Ermel: ronelna@comcast.net

Tennis & Playground Committee

To volunteer, please email lakeshore-ca@sbcglobal.net

LAKESHORE CLUBHOUSE

281-458-3345

ONSITE MANAGER HOURS

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TUESDAY & THURSDAY: 2:00PM - 7:00PM

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TEAM WORK...Whoever said "Many hands make light work" really understood a team work concept. Each member of my team (including you) will have specific duties towards our common goal to ensure the strength and endurance needed to get this transaction closed.



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Lakeshore

Thank you to the amazing Elna and Ron Ermel for a great Christmas Open House. Elna spends so much of her time planning these incredible community events and Ron is always right there helping her out. This year's Christmas event was complete with delicious food from Taco Flores, a great sense of community and of course a visit from Santa Claus!

As you know, all of our community events take a lot of hard work and the only way to make them better is with help from YOU. So, as you are making your New Year's resolutions consider some community volunteer time! Right now we are in need of someone to help with the neighborhood flags, garage sales and our social committee. Just one hour of your time per month is all it takes to make a difference.

What Your Association Board Does for You

As a recognized homeowners association, our community has a board to help our HOA run smoothly. The board consists of volunteers who execute a wide variety of tasks you may not be aware of; however, their work affects every single resident.

One of the most important things the board does is create and enforce the association rules. While some residents may not like being told what they can and can't do, ultimately the board is looking out for the greater good. By enforcing the rules, the board is doing its best to keep property values up and conflicts down. Of course, the board wants to make sure the rules are beneficial for the majority—and hopefully all—residents. You are welcome to raise concerns about the rules at open board meetings.

Another major responsibility of the board is to collect assessments from homeowners. Collecting this money is important for the stability of the association, because the assessments pay for the common elements enjoyed by all residents. Assessments also help to replenish the reserve funds, which pay for any major repairs the association may need. The board is responsible for the association's finances, and collecting assessments is how it ensures that the association remains solvent.

Finally, the board acts on behalf of the association by hiring managers, attorneys, contractors and other professionals who help better the association. Board members also help conceive and lead many of the projects that will improve the HOA.

While it's a big job, board members are happy to serve the residents and make the community a great place to call home. So why not learn more about what these volunteers do by talking to your board members, attending an open board meeting or even running for a seat on the board during our next election? The more people we have looking out for our association, the stronger it will be.

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Get Involved

All residents—long-time homeowners, new residents and even renters—can contribute to making our community a great place to live by volunteering a few hours a month on any one of several association projects.

The next time you're looking for an activity or a way to meet your neighbors, consider participating on an association committee or task force or volunteering to plan a casual neighborhood social gathering. Your ideas, time and effort will be a valuable contribution to making a neighborhood event successful.

Your neighbors aren't the only ones who'll benefit from your volunteer endeavors. According to HELPGUIDE.org, volunteering can reveal untapped talents, teach new skills, introduce you to new activities and increase your self-confidence. Participating in a community activity also can provide networking opportunities that can benefit your career and your social life.

*Contact the Clubhouse Manager soon to ask how you can get involved in our community. Who knows? There may even be a vacancy on the association board that should be filled by someone just like you.

*Clubhouse Information: (281)458-3345 or lakeshore-ca@sbcglobal.net



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Stop That Barking!



Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- **Training:** Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into why your dog barks so much, or what it is trying to communicate.
- **Citronella Collars:** A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.
- **Confinement:** Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- **Reduce Stimulus:** Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- **Companionship:** Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.

FACT:

Moving lip and tongue muscles helps babies master pre-speech vocalizations.

PRIMROSE WAY:

We encourage the blowing of raspberries.

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Why We Contract for Professional Landscaping

Maintaining common areas is one of the board's most basic responsibilities. To fulfill that responsibility, the board has contracted with a professional landscaping company. Before signing the contract, the board sought bids from several potential companies, carefully considered the competence and expertise of each company, checked references, and compared fees.

These fees may seem like an added—or even unnecessary—expense; but, in the long run, the additional cost will be less than the losses we would face without professional help. Consider the advantages:

Professional Expertise: It takes more than a green thumb to maintain attractive and functional landscaping. Our contractor employs professional staff and trained labor crews. This expertise translates into a cost-effective and successful landscape maintenance program for our community.

Bulk Purchase Savings: Our landscape contractor purchases plants and supplies in bulk quantities at reduced prices and passes the savings along to us.

No Equipment to Buy or Maintain: The association doesn't have to purchase, store, insure, maintain, or buy fuel for equipment.

Improved Plant Survival: Trees, turf, shrubs, and other plantings are costly. Without proper care, they don't survive, especially immediately after installation. The landscaper guarantees newly planted shrubs and trees, so we don't have to pay for replacing dead plants.

Reduced Liability: The association's landscape contractor is properly insured and knowledgeable about—and in compliance with—all local and federal environmental requirements and safety regulations. Our contract shifts responsibility to the contractor and reduces the association's liability.

Landscaping is very important to the community's quality of life and its image and value. Maintaining it can be very expensive. Is it worth what the association pays for these services? Yes! In fact, failing to invest in professional landscape maintenance is a false economy because curb appeal makes our neighborhood desirable and contributes to the value of our individual homes.

Avoid Silly Mistakes on Your Tax Returns



Tax time is fast approaching. Many of you prepare your own tax returns, so we wanted to remind you of a few common mistakes and offer ways to avoid them.

Let's get the bad news out of the way first: You cannot deduct your association assessment. Although they're used like taxes, assessments aren't taxes. They're payment for products and services delivered to all residents in the association—utilities and trash removal, for example.

IRS instructions for preparing tax returns are quite useful and thorough. They can be a big help for do-it-yourselfers. However, it's the little things—silly mistakes—that most often creep into your documents and cause problems. Here are just a few tips to keep in mind:

- Prepare your tax return as early as possible. Waiting until the last minute increases your chances of making mistakes. Give yourself time to gather documents or research details. Better yet, collect these documents throughout the year in a special file so you have them ready at tax time.
- Use the correct tax rates. Tax tables can be dense and difficult to read; use extra care.
- Fill in every line. If a line item on a form doesn't apply to you, put a zero or a strike through where the amounts would be. That indicates you determined it doesn't apply to you.
- Make sure all your documents are complete. Attach forms, schedules, supporting statements and explanations. If you need more space, attach separate sheets that are the same size and format as the printed forms. Transfer the totals onto the printed forms. Put your name, social security number and date on all extra pages.
- Pay on time. File on time. The quickest way to get the IRS' attention is to pay your taxes late or file your return late.
- Reply promptly to all IRS inquiries. Ignoring the IRS invites trouble—you could be audited or have your assets seized.
- Ask another person to review your tax return to check your math and ensure that all fields are accounted for. Math errors are the most frequent mistake on individual tax returns.
- Sign the return. If you pay someone to prepare your taxes, that person must sign your tax return. But, you must sign and date your own tax return no matter who prepares it.
- Keep copies of your tax return and all supporting documents. You'll need them next year, and you should keep them for another five to seven years after that before destroying them.



Attention Renters: Welcome to the Neighborhood

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings.

Sometimes we can't reach you to announce a party or meeting, especially if you're leasing from an out-of-state owner or a corporation. If this is you, please let our clubhouse manager or a board member know your name, address, and phone—and we'll include you on all our mailing lists.

In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules to protect property values, preserve the nature of our community, and make life more enjoyable for everyone. If you need a copy of our rules, please contact the clubhouse manager or a board member. The association has the legal authority to enforce all rules, which we do—equitably

and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.

- Renters are entitled to all the privileges of association membership except voting. We can't extend those privileges to you if we don't know who you are. Contact our clubhouse manager or a board member and let us know how to reach you. That gives you the advantage of knowing what's going on in the community.
- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.
- If your lease is about up, and you're moving away, we're sorry to see you go; but, please notify the clubhouse manager.
So, welcome you to our community. We want you to enjoy your experience here—perhaps enough to become an owner some day.

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Safety Tips for Winter Road Trips

Preparedness is paramount when it comes to road trips year-round, and hitting the road for a long drive during winter months is no exception. With an increased risk of potential driving hazards like sleet, snow, strong winds and frigid temperatures, it's a good idea to think about ways to ensure you'll travel safely.

Consider the following tips when preparing for your winter road trip:

- Invest in an emergency kit for your vehicle. Available at most major retailers, these kits are relatively inexpensive and contain items like flares, booster cables, flashlights, ponchos and first aid supplies for minor injuries.
- Develop a contingency plan. Create a strategy for dealing with a flat tire, vehicle accident, dead battery or other potential travel delays. Keep a hard-copy list of people or businesses to contact for help should you need it.
- Stay in touch. Check in with a designated contact during your journey with updates on your location, delays encountered or

unexpected situations that require longer travel time. When driving, remember always to pull off the road before using your cell phone.

- Check the local weather report before heading out. Winter weather can be tricky and forecasts aren't always accurate. You can double check your destination's weather history on a variety of websites to determine typical conditions to expect in that area during your travels.
- Store warm clothes and blankets in your vehicle. Be prepared to stay warm if you're stuck for extended periods by keeping a blanket or two in your car. Also, pack a small travel case with snow boots, socks, gloves, a scarf, hat and heavy sweater in case you need to leave your vehicle.
- Review your travel route without GPS. Read through detailed driving directions, including alternate routes, so you know your options. Also consider keeping a map handy in case your navigation system is compromised during your trip.

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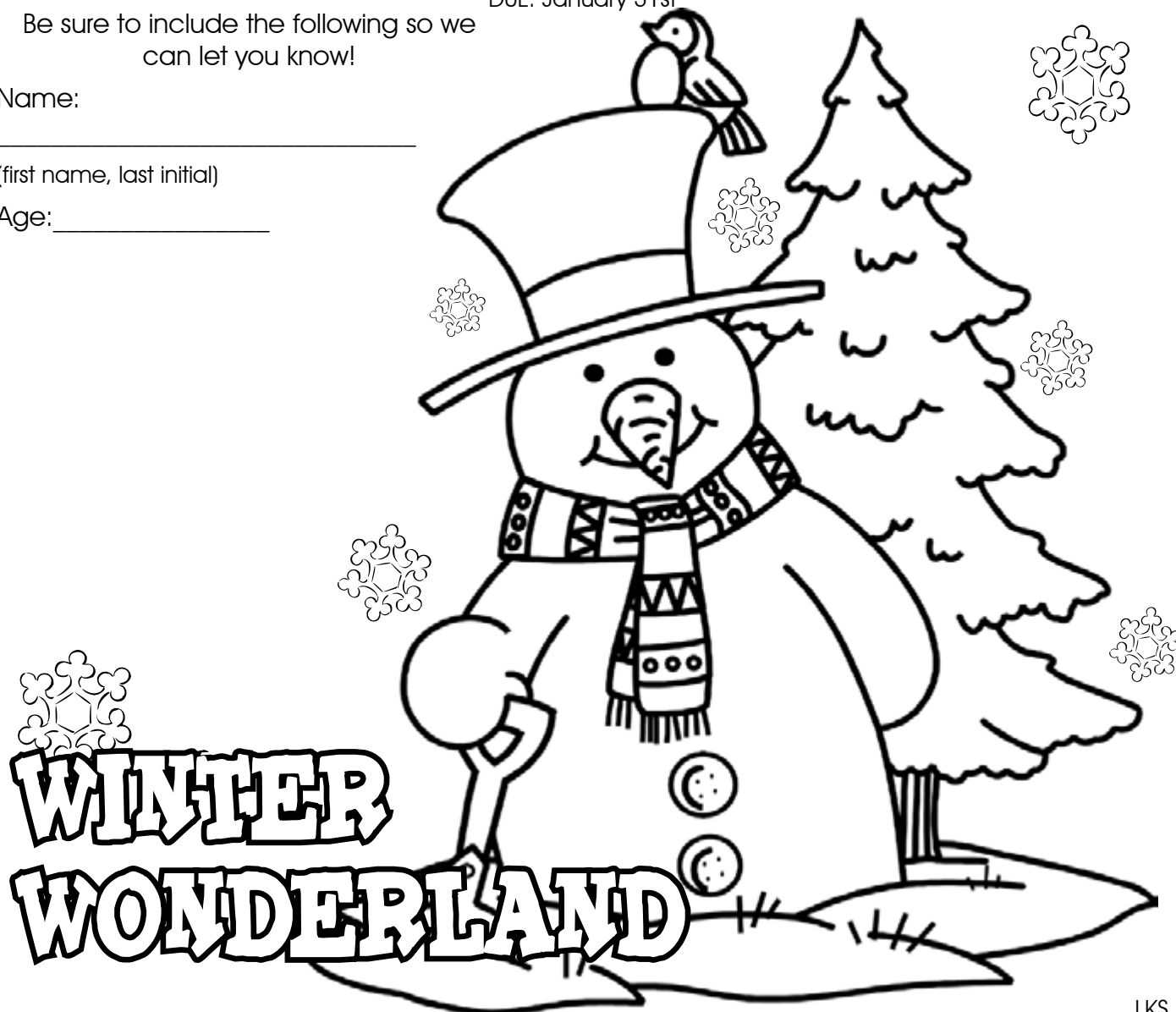
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Name: _____

(first name, last initial)

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Start 2016 with a bang

Here's a few things to consider as we start the year:

Shop Energy rates - history shows January is a good month to get great energy rates. A great website to help compare rates is www.powertochoose.org

Home repairs - If there's a chance you'll be moving this year, January is a great time to start thinking about home repairs. Here's a few things you can do that will cost you very little and yet have a huge impact on your home:

- Clean the gutters
- Power wash the driveway
- Landscaping - this doesn't have to be complicated. Fresh mulch and trimming

the trees is a great start

- Fresh paint - interior and exterior
- Professional carpet cleaning

New homeowner's - don't forget to file for your homestead. You can do so between January and April. Do not delay. The website to get your form is www.hcad.org/pdf/forms/2015/11-13_v1015.pdf. If you have any questions please feel free to give us a call.

We wish you a happy and successful 2016. Thank you for allowing us to be a part of your lives. We look forward to helping with all your real estate needs in 2016.

- The Tracy Montgomery Team



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Robyn Choiniere
Cell: 832-312-6220

If you know of someone who would appreciate the level of service my Team provides, please call me with their name and business number. I'll be happy to follow up and take great care of them.



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